



May 10, 2022

(b) (6)

Douglas Development Corporation
655 New York Avenue, NW
Suite 830
Washington, DC 20001

Re: Square 669 / 670 Escalation Analysis
Washington, DC

Dear (b) (6)

As requested, this correspondence is intended to follow up with you on our recent discussions regarding escalation at Square 669 / 670. As the project's general contractor, we have performed extensive cost modeling since late 2018. As we have discussed, over the past eight months, the project and our industry have experienced significant price escalation.

As indicated in the attached Design Development budget summary dated March 23, 2022, we have identified approximately (b) (4) (b) (4) in market escalation since our previous budget dated November 22, 2021. Based on our analysis, we estimate the following monthly breakdown:

November 22, 2021 Budget

Escalation November 22, 2021 to March 23, 2022

Through December 22, 2021

Through January 22, 2022

Through February 22, 2022

Through March 23, 2022

Total Escalation November 22, 2021 to March 23, 2022

(b) (4)

We will continue to work with Douglas and the rest of the team to complete preconstruction and establish the GMP. We are available at your convenience to further discuss escalation mitigation strategies. If you have any questions in the interim, please feel free to contact me directly at (301) 272-6810.

Sincerely,

(b) (6)

Senior Vice President

CC: Lee DeLong (Clark Construction)
Julissa Villalta (Clark Construction)
Ken Carlson (Clark Construction)
Cecilia Pignatelli (Clark Construction)

Budget Revision

March 23, 2022

Sitework	(b) (4)
Building Excavation	(b) (4)
Support of Excavation	(b) (4)
Special Foundations	(b) (4)
Structure	(b) (4)
Exterior Skin Envelope	(b) (4)
Interior Skin Envelope	(b) (4)
Exterior Soffits	(b) (4)
Roofing & Waterproofing	(b) (4)
General Building Finishes	(b) (4)
Special Equipment	(b) (4)
Vertical Transportation	(b) (4)
Mechanical System	(b) (4)
Electrical System	(b) (4)
Builder's Risk Insurance	(b) (4)
General Liability Insurance	(b) (4)
General Conditions & Fee	(b) (4)
Construction Subtotal	(b) (4)
Cost per SF	(b) (4)
Gross Area (SF)	(b) (4)
Construction Contingency (3%)	(b) (4)
Construction Budget	(b) (4)
Tenant Improvements (\$46 74/sf) Allowance	(b) (4)
BSAC (\$35/sf) Allowance	(b) (4)
Total Construction Budget	(b) (4)

Incorporated Alternates:

High Atrium Scheme dated 9/18/2020 (Pricing Dated 10/27/20 - Does Not Include ETFE Skylight)	(b) (4)
BG-3 Inclinometer Installation	(b) (4)
BG-6 Tie Downs	(b) (4)
RW-4 Revised Green Roof Area per 12/21/21 Progress Set (50% DD) - Raised Pavers	(b) (4)
MEP-4.5 SWM - Cistern Appendix Underneath Sidewalk (Square 670 - Full Sized)	(b) (4)
Total Incorporated Alternates	(b) (4)

High Atrium Scheme dated 9/18/2020 (Pricing Dated 10/27/20 - Does Not Include ETFE Skylight)

Add	(b) (4)
Aluminum Frame - Single Pane Interior Glass - Atrium	(b) (4)
Aluminum Frame Curtain Wall & Metal Panel	(b) (4)
Final Clean Glass and Alum	(b) (4)
Atrium Bridge Structure (Includes 6% Escalation per Month from April 2020 to March 2022)	(b) (4)
Atrium Bridge Railings	(b) (4)
Fire Rated Doors	(b) (4)
Atrium Window Washing	(b) (4)
HVAC - Smoke Control	(b) (4)
Deduct	(b) (4)
Ribbon Window w/ Precast	(b) (4)
Total Incorporated Alternates	(b) (4)

Budget Revision Backup

March 23, 2022

Sitework
1 Adjusted pavement, pavers and site improvements/amenities quantities per latest plans
Added sidewalk pavements at neighboring properties
2 Added 1436 lf of ductbank per latest plans
3 Added 560 lf of water/fire service main per latest plans
4 Added 115 lf of storm water main and 178 lf of sanitary main per latest plans
Building Excavation
1 Earthwork market adjustment
Structure
1 Added topping slab at SQ669 P1 Bike Storage
2 ETFE market adjustment
3 Concrete market adjustment
Exterior Skin Envelope
1 Added loading dock door at SQ669
Interior Skin Envelope
1 Adjusted atrium glass quantities per latest drawings
Roofing & Waterproofing
1 Roofing and waterproofing market adjustment
General Building Finishes
1 Added lobby finish quantities (previously 11,729 sf; currently 21,346 sf) in SQ669 and SQ670
2 Added curved partitions in SQ669 main lobby
3 Drywall market adjustment
Special Equipment
1 Deleted roller shades at atrium perimeter due to high atrium scheme
Vertical Transportation
1 Elevator market adjustment
Mechanical System
1 Mechanical market adjustment
Electrical System
1 Electrical market adjustment
General Conditions, Fee, Insurance, Construction Contingency
TOTAL

(b) (4)

Budget Estimate Clarifications
March 24, 2022

(b) (4)



Document List

March 23, 2022

Document	Current Version
Design Development Documents, prepared by HOK Includes: Volume 1, Square 669 & 670, High Atrium Scheme Volume 2, Square 669 & 670, High Atrium Scheme Volume 1, Square 669 & 670, Low Atrium Scheme Volume 2, Square 669 & 670, Low Atrium Scheme Civil & Landscape Documents	February 14, 2022
Design Guidelines and Outline Specifications, prepared by HOK	February 14, 2022
Schematic Design Documents, prepared by HOK Includes: Warm Lit Shell	December 18, 2020

Floor Area Summary

	SQ 669						SQ 670						
	Office					Garage	Office				Garage	Total	
Level	BOH, Core & Shaft	Lobby & Amenity	Atrium Connecting Bridge	Net Office Area	Office Total	B/G Garage & Loading	BOH, Core & Shaft	Lobby & Amenity	Net Office Area	Office Total	B/G Garage & Loading	Gross Area	
P-2	(b) (4)												
P-1													
1st Floor													
2nd Floor													
3rd Floor													
4th Floor													
5th Floor													
6th Floor													
7th Floor													
8th Floor													
9th Floor													
10th Floor													
11th Floor													
Penthouse													
Totals													

<u>SQ 669 Kev Ratios</u>		<u>SO 670 Kev Ratios</u>		<u>Office Key Ratios</u>		Below Grade Above Grade Parking and Loading Office
Number of Parking Spaces	445 spaces	Number of Parking Spaces	122 spaces	SQ 669 Core and Shaft Ratio	8%	
Parking Efficiency	418 sf/space	Parking Efficiency	588 sf/space	SQ 670 Core and Shaft Ratio	9%	
Skin Area	228,126 sf	Skin Area	139,602 sf	Number of Elevators	34 elevators	
Skin Ratio	25%	Skin Ratio	38%	Office Elevator Ratio	37,515 sf/cab	

Structural Area Summary

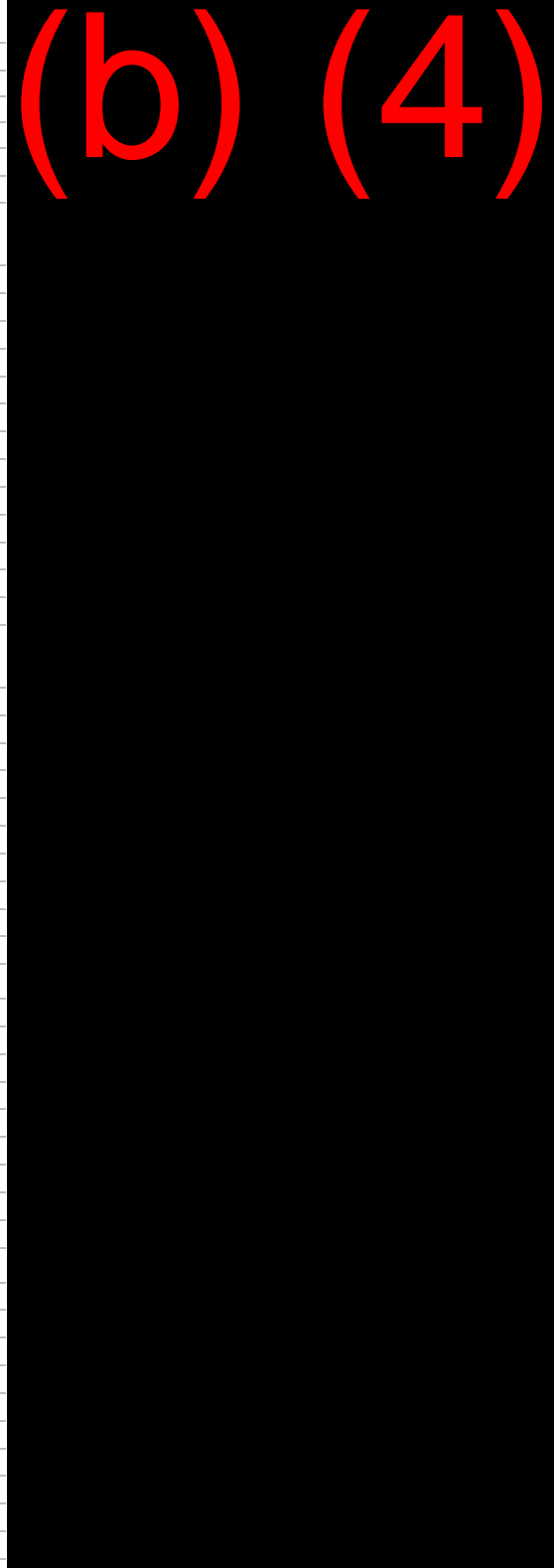
	SQ 669										SQ 670										
	Office						Garage				Office					Garage					
	Concrete Structure			Steel Structure			Concrete Structure				Concrete Structure					Concrete Structure					
Level	Slab on Grade	Supported Slab	Roof and Terrace Slab	Supported Slab - Atrium Bridge	Atrium Skylight	Total Structure	Slab on Grade	Supported Slab	Plaza & Arcade Slab	Total Structure	Slab on Grade	Supported Slab	Roof and Terrace	Exterior Balcony Slab	Total Structure	Slab on Grade	Supported Slab	Plaza & Arcade Slab	Total Structure	Total Structure	
P-2	(b) (4)																				
P-1																					
1st Floor																					
2nd Floor																					
3rd Floor																					
4th Floor																					
5th Floor																					
6th Floor																					
7th Floor																					
8th Floor																					
9th Floor																					
10th Floor																					
11th Floor																					
Penthouse																					
Penthouse Roof																					
Totals																					



Sitework Detail Budget

March 23, 2022

SITWORK	Unit	Quantity	Unit Price	Amount
Site Enablement				
Site Surface Demolition (LOD)				
Site Surface Grading				
Field Engineering, Certified Layout & Survey, Monitoring Existing Structures				
Temporary Traffic Control / Concrete Barriers				
Temporary Site Fencing				
Site Covered Walkway / Overhead Protection - NY Ave, N Capital, P St				
Protect Existing Trees along P Street				
Pavements				
Off-site Road Infrastructure Improvements				
Concrete Entry Drive Aprons				
Concrete Wheel Chair Ramp & Curb Cut				
Concrete Subslab / Underslab For Pavers				
Granite Curb & Brick Gutter				
Concrete Curb & Gutter				
Precast Road Pavers - O St				
Asphalt, Full Depth				
Repair Road - Asphalt Mill & Patch - NY Ave, N Capital, P St				
Scored Concrete Sidewalks				
Brick Pavers				
Precast Pavers				
Granite Belgium Blocks				
Granite Pavers at Building 1&2 Entrance				
Site Utilities				
Off-Site Utility Infrastructure Improvements				
Relocate Existing Utility Line				
Storm Water Main				
Storm Water Manhole				
Sanitary Main				
Sanitary Manhole				
Water/Fire Service Main				
Water Meter				
Wet Taps				
Gas Main and Service				
Temporary Utilities for Trailer Allowance				
Site Electrical				
Electrical Vaults				
Electrical Vault Grates				
Telecommunications/Power Duct Bank To Building				
Primary Electrical Service Conductor And Transformer				
Telecom Conductor And Fiber Optic Cable				
Temporary Power to Site Allowance				
Temporary Power Consumption Allowance				
Site Lighting Allowance				
Road Light Fixtures				
Site Improvements & Amenities				
Landscaping - Promenade Allowance				
Street Tree Pits				
Bike Racks				
Bollards				
Flag Pole				
Trash Receptacles				
Precast Benches				
Bioretention @ Street Trees				
Site Tree Grates				
Site Misc. Metals				





Preconstruction Services

SEC Headquarters
Douglas Development

Sitework Detail Budget

March 23, 2022

	Unit	Quantity	Unit Price	Amount
Site Signage - Code Compliant	(b)	(4)		
Site Monumental Sign				
Site Walls				
Site Planter Walls Allowance				
SITWORK TOTAL				

Building 1 & 2 Below Grade Parking

March 23, 2022

	Unit	Quantity	Unit Price	Amount
BUILDING EXCAVATION				
Abate Underground Fuel Oil Storage Tanks				
Abate Contaminated Soils				
Building Cut & Haul				
Foundation, Footing & Pit Excavation				
BUILDING EXCAVATION TOTAL				
SUPPORT OF EXCAVATION				
Sheeting & Shoring With Tiebacks - North, East, and West Sides				
Sheeting & Shoring With Internal Bracing (Rakers) - South Side				
Dewatering Systems & Water Wells				
Inclinometer Casings				
Railroad Insurance Required By WMATA				
SUPPORT OF EXCAVATION TOTAL				
SPECIAL FOUNDATIONS				
Stone Base for Tie Down Rig				
Tie Downs				
Concrete Mat Foundation (4 ft. thick)				
SPECIAL FOUNDATIONS TOTAL				
STRUCTURE BELOW GRADE				
Topping Slab at Egress Stairs, Elevator Lobbies and Bike Storage				
Concrete Foundation Wall				
Concrete Barrier & Interior Misc. Walls				
Concrete Shear Walls				
Concrete Cistern Walls				
Concrete Supported Slab				
Concrete Plaza Slab				
Topping Slab at Ramp and Loading Dock				
Concrete CIP Stairs				
Concrete Misc. Fills, Curbs, Pads, Etc.				
Concrete Dumpsters				
Misc. Metals Stairs at P2 Electrical Room				
STRUCT. BELOW GRADE TOTAL				

Building 1 & 2 Below Grade Parking

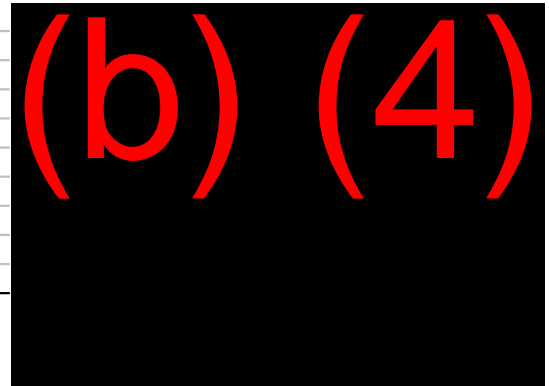
March 23, 2022

	Unit	Quantity	Unit Price	Amount
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ROOFING & WATERPROOFING

Waterproofing

Waterproofing Detailing at Tie Downs
Foundation Perimeter Drain Tile
Underslab Drainage
Horizontal Membrane Waterproofing (Preprufe)
Vertical Membrane Waterproofing (Preprufe)
Vertical Membrane Waterproofing at Concrete Walls at Cistern
Concrete Floor Sealer - Garage Parking Areas
Traffic Bearing Waterproofing - Garage Entry Ramp and Loading Dock
Hot Fluid Applied Waterproofing - Plaza Slab



ROOFING & W.P. TOTAL

GENERAL BUILDING FINISHES

Partitions

Masonry CMU Partitions
Gyp. Board Shaft Walls, Rated

Parking Elevator Lobby Finishes

Tile Floor
Tile Base
Gyp. Board Ceilings - Flat
Paint Gyp. Board Ceilings
Wall Tiles
Window Storefront
Alum. Frame/Glass Entry Door

Remaining Garage Finishes

Floor Finish
Parking Space Markings
Rubber Base

Ceiling Finish

Garage Plenum Ceilings - ACT Ceiling - Under Occupied Space
Stick Pin Insulation
Paint Exposed Structure / Ceiling

Wall Finish

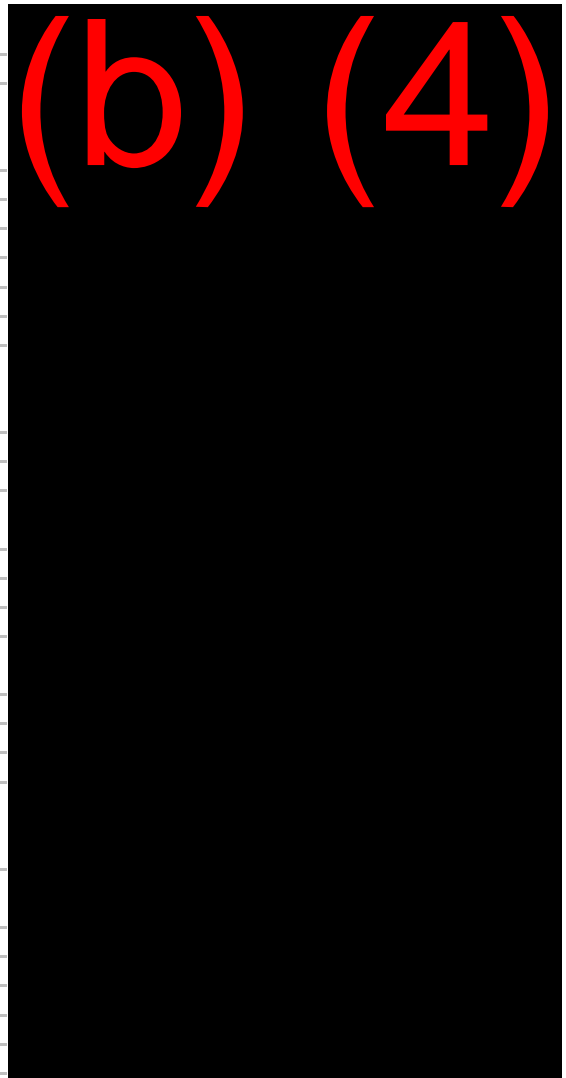
Paint Gyp Board Walls
Paint CMU Walls
Paint Exposed Structure Walls & Columns

Doors, Frames & Hardware

Hollow Metal Doors, Frames & Hardware

Specialties

Ramp Divider Railings
Stair Railings
Identifying Devices - Code Compliance
Fire Extinguishers & Cabinets
Lockers





Building 1 & 2 Below Grade Parking

March 23, 2022

	Unit	Quantity	Unit Price	Amount
Final Building Cleaning				
Temporary Sheds, Chutes, Enclosures, Dust Control, Protect Existing				
Rough Carpentry				
Interior Caulking				
Interior Misc. Metals				
GEN. BUILD. FINISH TOTAL				

SPECIAL EQUIPMENT

Division 11 Equipment

Parking Equipment - Lift Gates				
Waste Handling Equipment/Trash Compactor				
Loading Dock Equipment				
Bike Racks				
SPECIAL EQUIPMENT TOTAL				

VERTICAL TRANSPORTATION

Passenger Elevator 200 FPM, 3,500 lb Capacity, 2/3/3				
Elevator Cab Interior Finish Allowance				
VERTICAL TRANSPORT. TOTAL				

MECHANICAL SYSTEM

Parking Garage				
Garage HVAC				
Garage Plumbing				
Garage Sprinklers				
MECHANICAL SYSTEM TOTAL				

ELECTRICAL SYSTEM

Parking Garage				
Garage Electrical				
ELECTRICAL SYSTEM TOTAL				

Building 3 Below Grade Parking

March 23, 2022

	Unit	Quantity	Unit Price	Amount
BUILDING EXCAVATION				
Abate Underground Fuel Oil Storage Tanks	(b)	(4)		
Abate Contaminated Soils				
Building Cut & Haul				
Foundation, Footing & Pit Excavation				
BUILDING EXCAVATION TOTAL				
Budget Allocation to Building 3 Office				
Building Excavation Allocation				
SUPPORT OF EXCAVATION				
Sheeting & Shoring - Tiebacks at East and South Sides	(b)	(4)		
Sheeting & Shoring- Internal Bracing (Rakers) at North and West Sid				
Premium for Cistern Appendix				
Dewatering Systems & Water Wells				
Railroad Insurance Required By WMATA				
SUPPORT OF EXCAVATION TOTAL				
Budget Allocation to Building 3 Office				
Support of Excavation Allocation				
SPECIAL FOUNDATIONS				
Concrete Mat Foundation (4 ft. thick)	(b)	(4)		
SPECIAL FOUNDATIONS TOTAL				
STRUCTURE BELOW GRADE				
Topping Slab at Mat Slab	(b)	(4)		
Concrete Foundation Wall				
Concrete Barrier & Interior Misc. Walls				
Concrete Shear Walls				
Concrete Cistern Walls				
Concrete Supported Slab				
Concrete Plaza Slab				
Topping Slab at Garage Entry Ramp and Loading Dock				
Concrete CIP Stairs				
Concrete Misc. Fills, Curbs, Pads, etc.				
Concrete Dumpsters				
Misc. Metals Stairs at P2 Electrical Room				
STRUCT. BELOW GRADE TOTAL				

Building 3 Below Grade Parking

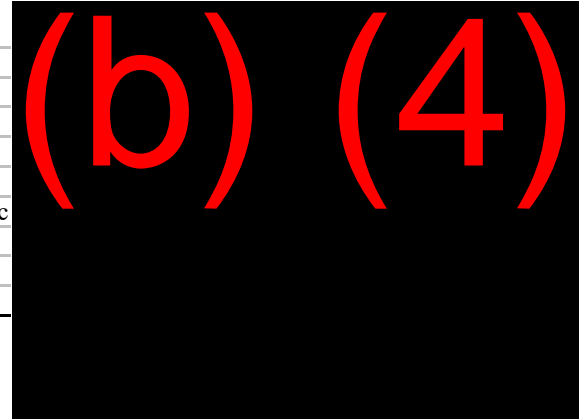
March 23, 2022

	Unit	Quantity	Unit Price	Amount
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ROOFING & WATERPROOFING

Waterproofing

Foundation Perimeter Drain Tile
Underslab Drainage
Horizontal Membrane Waterproofing (Preprufe)
Vertical Membrane Waterproofing (Preprufe)
Vertical Waterproofing at Concrete Walls at Cistern
Concrete Floor Sealer - Garage Parking Areas
Traffic Bearing Waterproofing - Garage Entry Ramp and Loading Doc
Horizontal Membrane Waterproofing - Plaza Slab
Concealed Watertight Access Doors at Sidewalk



ROOFING & W.P. TOTAL

GENERAL BUILDING FINISHES

Partitions

Masonry CMU Partitions
Gyp. Board Shaft Walls

Parking Lobby Finishes

Tile Floor
Tile Base
Gyp. Board Ceilings - Flat
Paint Gyp. Board Ceilings
Wall Tiles
Window Storefront
Alum. Frame/Glass Entry Door

Remaining Garage Finishes

Floor Finish

Parking Space Markings

Ceiling Finish

Garage Plenum Ceilings - Gyp Board Ceiling - Under Occupied Space
Stick Pin Insulation
Paint Gyp. Board Ceiling
Paint Exposed Structure / Ceiling

Wall Finish

Paint Gyp Board Walls
Paint CMU Walls
Paint Exposed Structure Walls & Columns

Doors, Frames & Hardware

Hollow Metal Doors, Frames & Hardware

Specialties

Ramp Divider Railings
Stair Railings
Identifying Devices - Code Compliance



Building 3 Below Grade Parking

March 23, 2022

	Unit	Quantity	Unit Price	Amount
Fire Extinguishers & Cabinets	(b)	(4)		
Lockers				
Final Building Cleaning				
Temporary Sheds, Chutes, Enclosures, Dust Control, Protect Existing				
Rough Carpentry				
Interior Caulking				
Interior Misc. Metals				

GEN. BUILD. FINISH TOTAL

SPECIAL EQUIPMENT

Division 11 Equipment

Parking Equipment - Lift Gates Allowance	(b)	(4)		
Waste Handling Equipment/Trash Compactor				
Loading Dock Equipment				
Bike Racks				

SPECIAL EQUIPMENT TOTAL

VERTICAL TRANSPORTATION

Passenger Elevator 200 FPM, 3,500 lb capacity, 2/3/3	(b)	(4)		
Elevator Cab Interior Finish Allowance				

VERTICAL TRANSPORT. TOTAL

MECHANICAL SYSTEM

Parking Garage	(b)	(4)		
Garage Ventilation				
Garage Drainage				
Garage Sprinklers				

MECHANICAL SYSTEM TOTAL

ELECTRICAL SYSTEM

Parking Garage	(b)	(4)		
Garage Electrical				

ELECTRICAL SYSTEM TOTAL

Building 1 & 2 Office Building

March 23, 2022

	Unit	Quantity	Unit Price	Amount
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STRUCTURE ABOVE GRADE

Tower Concrete Structure

Concrete Shear Walls
Concrete Supported Slab - Ground Level Transfer
Concrete Supported Slab
Concrete Roof Slab
Concrete Stairs
Parapet Walls
Auditorium Structure - Sunken Walls Allowance
Structural Steel Fabrication & Erection - Transfer Girder at Auditorium
Sprayed Fireproofing - Columns & Beams
Steel Framing - ETFE Skylight
Cooling Tower / MEP Equipment Support Steel

Connecting Bridges Between Buildings 1 and 3**Bridges Within Atrium**

Structural Steel Fabrication & Erection - Floors & Roof
Sprayed Fireproofing - Columns & Beams
Concrete Fill on Metal Deck

STRUCTURE TOTAL

EXTERIOR SKIN ENVELOPE

Architectural Precast

Precast

Masonry and Stone

Stone Cladding - Mesabi Black Granite
CMU Backup at Stone / Masonry
CMU at Loading Dock and Garage Entry Ramp
CMU (9' High) at PH Mechanical Room
Paint CMU at PH Mechanical Room

Rainscreen Materials

Metal Panels - PH Enclosure
Metal Panel Framing - North and South Elevations
Metal Panels - Cornice at Recessed Curtainwall
Metal Panels - Aluminum Coping at 11th Floor Recessed Curtainwall
Metal Panels - Interior Column Cap at Ribbon Window

Metals and Railings

Ornamental Metals - Fins at Ribbon Window
Decorative Metal Grills
Stainless Steel and Cable Guardrail System - Connecting Bridges

Doors

Hollow Metal Doors, Frames & Hardware - Exterior
Coiling & Overhead Doors
High Speed Garage Door
Standard Loading Dock Doors
Glass Entry Door - Main Lobby Vestibule
Alum. Frame/Glass Entry Door - Connecting Bridges Between Bldg. 1 and 3

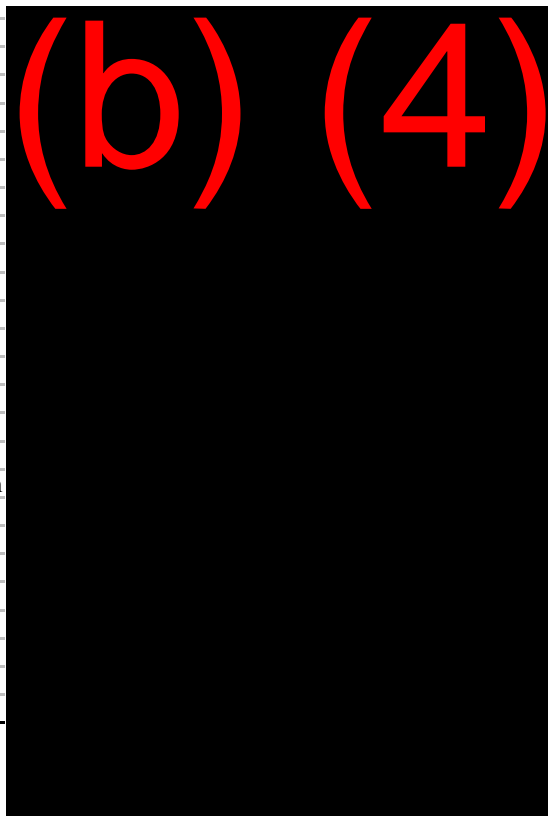
Glass and Glazing

Punch Windows - 1st/2nd Floors
Ribbon Windows - North, East & West Elevation
Curtain Wall & Spandrel - Connecting Bridges Between Buildings 1 and 3
Curtain Wall & Spandrel - South Elevation

Building 1 & 2 Office Building

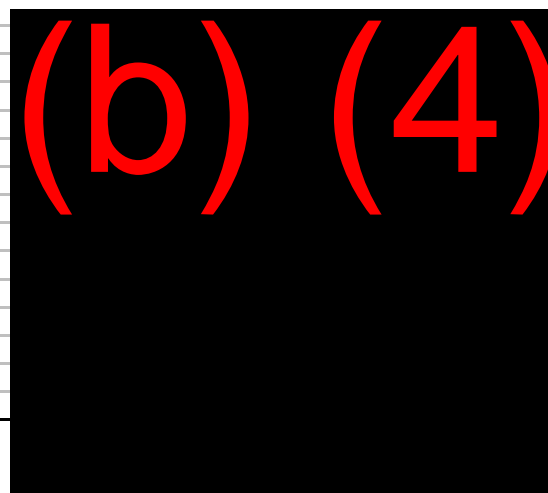
March 23, 2022

	Unit	Quantity	Unit Price	Amount
Recessed Curtain Wall & Spandrel - South Elevation				
Curtain Wall - Main Entry				
Vestibule Structural Glazing - Main Entry				
Vestibule Glass Roof				
Exterior Wall Performance Mock-up & Off-Site Testing				
Exterior Wall Visual Mock-up				
Skylight - ETFE at Main Lobby				
Skylight - ETFE at Connecting Bridges Between Building 1 and 3				
Horizontal Aluminum Sunshades				
Vertical Aluminum Sunshades				
Scaffolding in Atrium, Full Height				
Backup and Miscellaneous				
Final Clean Glass and Alum.				
Exterior Wall Air Block & Weather Barrier - CMU & Metal Panels				
Perimeter Gyp. Board, Metal Stud & Insulation at Precast				
Perimeter Gyp. Board, Metal Stud & Insulation at CMU				
Perimeter Gyp. Board, Metal Stud & Insulation at Metal Panels				
Perimeter Gyp. Board, Metal Stud & Insulation at Curtainwall Spandrel Pan				
Louvers and Vents				
Entry Canopy				
Window Blind Pocket - Gyp. Board / Aluminum				
Exterior Building Signage - Tenant Monumental				
Exterior Wall Flashings				
Exterior Caulking				
Exterior Misc. Metals				
EXTERIOR SKIN ENVELOPE TOTAL				



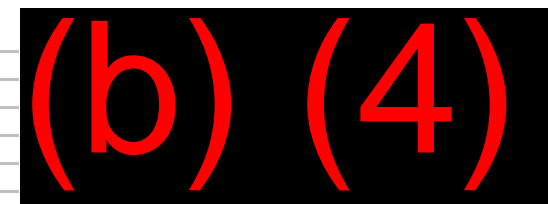
INTERIOR SKIN ENVELOPE

Metals and Railings
Atrium Walkway Railings - Glass
Glass and Glazing
Aluminum Frame - Single Pane Interior Glass - Atrium
Steel Supports for Atrium Glazing
Interior Wall Mock-up & Off-Site Testing
Window Wall at 11th Floor Connecting Bridge
Fire Rated Glass/Alum. Doors at Connecting Bridges
Fire Shutter at L03 Perimeter
Backup and Miscellaneous
Final Clean Glass and Alum.
Interior Caulking
Interior Misc. Metals
INTERIOR SKIN ENVELOPE TOTAL



ROOFING & WATERPROOFING

Roofing
Hot Fluid Applied Roofing & Insulation
Ballast Roof (Mechanical Area)
Extensive Green Roof (3" Growth Media)
Intensive Green Roof (8" Growth Media)
Precast Pavers at 11th Floor Terrace





Building 1 & 2 Office Building

March 23, 2022

	Unit	Quantity	Unit Price	Amount
Precast Roof Walk-Way Pavers				
Roofing Specialties				
Roof Window Washing Davits & Ties				
Atrium Window Washing Davits & Ties				
Precast Pavers - Connecting Bridges Between Buildings 1 and 3				
ROOFING & W.P. TOTAL				

GENERAL BUILDING FINISHES

Partitions

Masonry CMU Partitions
Gyp. Board Shaft Walls
Gyp. Board Demising Partitions
Gyp. Board & Strip Furring
Gyp. Board Interior Column Covers - Warm Lit Shell

Main Lobby Finishes

Floor Finish

Terrazzo Flooring - Main Entry Lobby
Entrance Recessed Mats - Vestibule

Ceiling Finish

Lobby Gyp. Board Ceilings
Lobby Gyp Board Light Cove
Paint Gyp. Board Ceilings
Glass Panel Ceiling at Vestibule

Wall Finish

Premium for Curved Gyp. Board Partitions
Porcelain Wall Tile
Wood Wall Paneling
Premium for Curved Wood Wall Paneling
Metal Transom Panel above Garage Shuttle Elevator Doors

Specialties

Reception / Security Entry Desk Allowance
Building Directory Allowance

Level 1 Elevator Lobby Finishes

Terrazzo Flooring - Main Entry Lobby
Lobby Gyp. Board Ceilings
Paint Gyp. Board Ceilings
Porcelain Wall Tile
Metal Transom Panel above Elevator Doors

Level 1 Toilet Room Finishes

Ceramic Tile Floor
Ceramic Tile Base
Marble Threshold
Gyp. Board Ceilings - Flat
Toilet Room Light Cove & Grill
Paint Gyp. Board Ceilings
Ceramic Tile Walls
Quartz Vanity Top
Mirror Glass

Connecting Bridges Between Building 1 and 3 Finishes



Building 1 & 2 Office Building

March 23, 2022

	Unit	Quantity	Unit Price	Amount
Connecting Bridges at Atrium Finishes				
Tenant Improvements				
Toilet Room Finishes				
Ceramic Tile Floor				
Ceramic Tile Base				
Marble Threshold				
Gyp. Board Ceilings - Flat				
Toilet Room Light Cove & Grill				
Paint Gyp. Board Ceilings				
Ceramic Tile Walls				
Quartz Vanity Top				
Mirror Glass				
Doors, Frames & Hardware				
Hollow Metal Doors, Frames & Hardware				
Solid Wood Doors, Frames & Hardware - Toilet Rooms				
Remaining Building Finishes				
Floor Finish				
Resilient / VCT Flooring				
Resilient Base				
Ceiling Finish				
Gyp. Board Ceilings - Core/Shaft				
Paint Gyp. Board Ceilings - Core/Shaft				
ACT Ceilings - Net Office - Warm Lit Shell				
Wall Finish				
Paint Gyp Board Walls				
Toilet Accessories				
Stainless Steel Toilet Partitions				
Urinal Screen				
Bathroom Accessory Package				
Janitor's Closet Items				
Specialties				
Stair Railings - Core				
Stair Railings - Atrium				
Identifying Devices - Code Compliance				
Fire Extinguishers & Cabinets				
Final Building Cleaning				
Manlift & Material Hoist For Construction				
Temporary Sheds, Chutes, Enclosures, Dust Control, Protect Existing				
Rough Carpentry				
Interior Caulking				
Interior Misc. Metals				
GEN. BUILD. FINISH TOTAL				

(b) (4)

Building 1 & 2 Office Building

March 23, 2022

	Unit	Quantity	Unit Price	Amount
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SPECIAL EQUIPMENT

Division 11 Equipment

Window Washing Equipment & Staging
Audio-Visual Equipment
Food Service Equipment

Division 12 Furnishings

Window Shades
System Furniture
Interior Landscaping
Interior Planters

SPECIAL EQUIPMENT TOTAL

(b) (4)

VERTICAL TRANSPORTATION

Passenger Elevator 350 FPM, 4,000 lb. capacity, 18/11/11
Passenger Elevator 350 FPM, 4,000 lb. capacity, 2/12/12
Service Elevator 350 FPM, 4,000 lb. capacity, 1/14/14
Elevator Cab Interior Finish Allowance
Temporary Elevator Operator
Elevator Cab Temporary Protection

VERTICAL TRANSPORT. TOTAL

(b) (4)

MECHANICAL SYSTEM

Building Shell & Core

HVAC

Major Equipment (Cooling Tower, Chiller, Boiler, AHUs, Fans)
Sheetmetal (Riser, Horizontal Primary Duct Loop, Ductwork downstream of VAV/FPTU, RGD Installation)
Terminal Boxes (2-pipe & 2-pipe w/ electric reheat)
DDC controls
Fuel Oil Tank, Pump & Piping
Atrium Smoke Exhaust Fans

Plumbing

Rainwater Filter System
Plumbing Fixtures
Sprinkler (Light Hazard) 1 Head per 225 sf

Building Tenant Improvements

MECHANICAL SYSTEM TOTAL

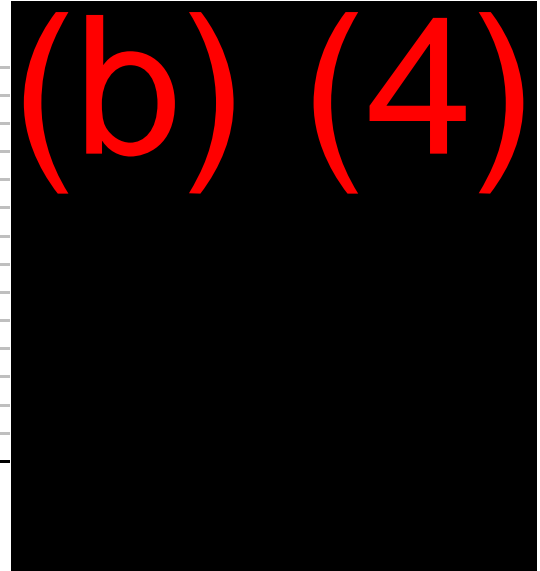
(b) (4)



Building 1 & 2 Office Building

March 23, 2022

	Unit	Quantity	Unit Price	Amount
ELECTRICAL SYSTEM				
Building Shell & Core				
Electrical System				
Power Distribution Equipment				
Emergency Generator & Transfer Switch				
Fire Alarm System				
Lighting Fixtures - 2x4 LED, 1 per 80 sf				
Audio / Visual Conduit / Infrastructure				
Telecom Conduit / Infrastructure				
Security Conduit / Infrastructure				
Audio / Visual Wiring & Equipment				
Telecom / Data Wiring & Equipment				
Security System Wiring & Equipment				
Site Lighting And Services				
Building Tenant Improvements				
Solar Panels				
ELECTRICAL SYSTEM TOTAL				





Building 3 Office Building

March 23, 2022

	Unit	Quantity	Unit Price	Amount
BUILDING EXCAVATION				
Allocation from Building 3 Below Grade				
BUILDING EXCAVATION TOTAL				
SUPPORT OF EXCAVATION				
Allocation from Building 3 Below Grade				
SUPPORT OF EXCAVATION TOTAL				
STRUCTURE ABOVE GRADE				
Tower Concrete Structure				
Concrete Foundation Wall				
Concrete Shear Walls				
Concrete Supported Slab - Ground Level Transfer				
Concrete Supported Slab				
Concrete Roof Slab				
Concrete Balcony Slab				
Concrete Stairs				
Parapet Walls				
Cooling Tower / MEP Equipment Support Steel				
Connecting Bridges Between Buildings 1 and 3				
STRUCTURE TOTAL				
EXTERIOR SKIN ENVELOPE				
Architectural Precast				
Precast				
Masonry and Stone				
Stone Cladding - Mesabi Black Granite				
CMU Backup at Stone / Masonry				
CMU at Loading Dock and Garage Entry Ramp				
Rainscreen Materials				
Metal Panels - PH Enclosure				
Metal Panels - Metal Framing				
Metal Panels - West Elevation Along Balconies				
Metal Panels - Cornice at Recessed Curtainwall				
Metal Panels - Aluminum Coping at 11th Floor Recessed Curtainwall				
Metal Panels - Interior Column Cap at Ribbon Window				
Metals and Railings				
Ornamental Metals - Fins at Ribbon Window				
Decorative Metal Grills				
Terrace Railings - Glass - Penthouse				
Balcony Railings - Glass				
Stainless Steel and Cable Guardrail System - Connecting Bridges				



Building 3 Office Building

March 23, 2022

	Unit	Quantity	Unit Price	Amount
Doors				
Hollow Metal Doors, Frames & Hardware - Exterior				
Coiling & Overhead Doors				
High Speed Garage Door				
Standard Loading Dock Door				
Glass Entry Door - Main Lobby Vestibule				
Alum. Frame/Glass Entry Door - Penthouse Terrace				
Alum. Frame/Glass Entry Door - Connecting Bridges Between Bldg 1 and 3				
Glass and Glazing				
Punch Windows - 1st/2nd Floors				
Window Wall - Penthouse				
Ribbon Windows - East & West Elevation				
Curtain Wall & Spandrel - Connecting Bridges Between Building 1 and 3				
Curtain Wall & Spandrel - North & South Elevation				
Recessed Curtain Wall & Spandrel - North & South Elevation				
Vestibule Structural Glazing - Main Entry				
Vestibule Glass Roof				
Exterior Wall Performance Mock-up & Off-Site Testing				
Exterior Wall Visual Mock-up				
Horizontal Aluminum Sunshades (18")				
Vertical Aluminum Sunshades (12")				
Backup and Miscellaneous				
Final Clean Glass and Alum.				
Exterior Wall Air Block & Weather Barrier - CMU & Metal Panel				
Perimeter Gyp. Board, Metal Stud & Insulation - Metal Panels				
Perimeter Gyp. Board, Metal Stud & Insulation at CMU				
Perimeter Gyp. Board, Metal Stud & Insulation - Curtain Wall Metal Panels				
Penthouse Trellis				
Louvers And Vents				
Entry Canopy				
Window Blind Pocket - Gyp. Board / Aluminum				
Exterior Building Signage - Tenant Monumental				
Exterior Wall Flashings				
Exterior Caulking				
Exterior Misc. Metals				
EXTERIOR SKIN ENVELOPE TOTAL				
ROOFING & WATERPROOFING				
Roofing				
Vertical Bentonite Waterproofing				
Hot Fluid Applied Roofing & Insulation				
Ballast Roof (Mechanical Area)				
Extensive Green Roof (3" Growth Media)				
Intensive Green Roof (8" Growth Media)				
Precast Pavers at 11th Floor Terrace				
Precast Roof Walk-Way Pavers				
Decorative Precast Paver at PH Outdoor Seating				
Roofing Specialties				
Roof Window Washing Davits & Ties				
Precast Pavers - Connecting Bridges Between Buildings 1 and 3				
ROOFING & W.P. TOTAL				



Building 3 Office Building

March 23, 2022

	Unit	Quantity	Unit Price	Amount
GENERAL BUILDING FINISHES				
Partitions				
Masonry CMU Partitions - At Loading Dock				
Gyp. Board Shaft Walls				
Gyp. Board Demising Partitions				
Gyp. Board & Strip Furring				
Gyp. Board Interior Column Covers				
Main Lobby Finishes				
Floor Finish				
Terrazzo Flooring - Main Entry Lobby				
Entrance Recessed Mats				
Ceiling Finish				
Lobby Gyp. Board Ceilings				
Lobby Gyp Board Light Cove				
Paint Gyp. Board Ceilings				
Glass Panel Ceiling at Vestibule				
Wall Finish				
Wood Wall Paneling				
Metal Transom Panel above Garage Shuttle Elevator Doors				
Specialties				
Reception / Security Entry Desk Allowance				
Building Directory Allowance				
Level 1 Elevator Lobby Finishes				
Terrazzo Flooring - Main Entry Lobby				
Lobby Gyp. Board Ceilings				
Paint Gyp. Board Ceilings				
Porcelain Wall Tile				
Metal Transom Panel Above Elevator Doors				
Tenant Improvements				
Toilet Room Finishes				
Ceramic Tile Floor				
Ceramic Tile Base				
Marble Threshold				
Gyp. Board Ceilings - Flat				
Toilet Room Light Cove & Grill				
Paint Gyp. Board Ceilings				
Ceramic Tile Walls				
Quartz Vanity Top				
Mirror Glass				
Remaining Building Finishes				
Floor Finish				
Resilient / VCT Flooring				
Resilient Base				
Ceiling Finish				
Gyp. Board Ceilings - Core/Shaft				
Paint Gyp. Board Ceilings - Core/Shaft				
ACT Ceilings - Net Office - Warm Lit Shell				
Wall Finish				
Paint Gyp Board Walls				

(b) (4)

(b) (4)



Building 3 Office Building

March 23, 2022

	Unit	Quantity	Unit Price	Amount
Doors, Frames & Hardware				
Hollow Metal Doors, Frames & Hardware				
Solid Wood Doors, Frames & Hardware - Toilet Rooms				
Toilet Accessories				
Stainless Steel Toilet Partitions				
Urinal Screen				
Bathroom Accessory Package				
Janitor's Closet Items				
Specialties				
Stair Railings - Core				
Identifying Devices - Code Compliance				
Fire Extinguishers & Cabinets				
Final Building Cleaning				
Manlift & Material Hoist For Construction				
Temporary Sheds, Chutes, Enclosures, Dust Control, Protect Existing				
Rough Carpentry				
Interior Caulking				
Interior Misc. Metals				
GEN. BUILD. FINISH TOTAL				
SPECIAL EQUIPMENT				
Division 11 Equipment				
Window Washing Equipment & staging				
Audio-Visual Equipment				
Food Service Equipment				
Division 12 Furnishings				
Window Shades				
System Furniture				
Interior Landscaping				
Interior Planters				
SPECIAL EQUIPMENT TOTAL				
VERTICAL TRANSPORTATION				
Passenger Elevator 350 FPM, 4,000 lb capacity, 6/11/11				
Passenger Elevator 350 FPM, 4,000 lb capacity, 2/12/12				
Service Elevator 350 FPM, 5,000 lb capacity, 1/14/14				
Elevator Cab Interior Finish Allowance				
Temporary Elevator Operator				
Elevator Cab Temporary Protection				
VERTICAL TRANSPORT. TOTAL				



Building 3 Office Building

March 23, 2022

	Unit	Quantity	Unit Price	Amount
MECHANICAL SYSTEM				

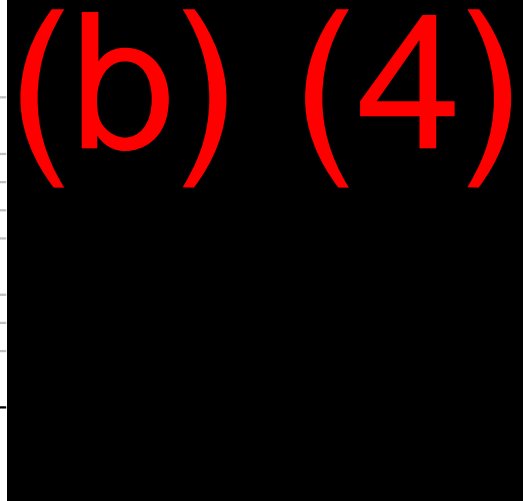
Building Shell & Core

HVAC

Major Equipment (Cooling Tower, Chiller, Boiler, AHUs, Fans)
Sheetmetal (Riser, Horizontal Primary Duct Loop, Ductwork downstream of VAV/FPTU, RGD Installation)
Terminal Boxes (2-pipe & 2-pipe w/ electric reheat)
DDC controls
Fuel Oil Tank, Pump & Piping

Plumbing

Rainwater Filter System
Plumbing Fixtures
Sprinkler (Light Hazard) 1 Head per 225 sf
Building Tenant Improvements

MECHANICAL SYSTEM TOTAL**ELECTRICAL SYSTEM**

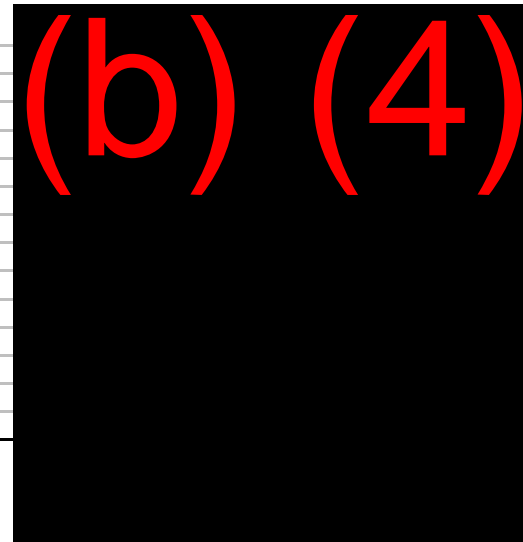
Building Shell & Core

Electrical System

Power Distribution Equipment
Emergency Generator & Transfer Switch
Fire Alarm System
Lighting Fixtures - 2x4 LED, 1 per 80 sf
Audio / Visual Conduit / Infrastructure
Telecom Conduit / Infrastructure
Security Conduit / Infrastructure
Audio / Visual Wiring & Equipment
Telecom / Data Wiring & Equipment
Security System Wiring & Equipment
Site Lighting And Services

Building Tenant Improvements

Solar Panels

ELECTRICAL SYSTEM TOTAL

Budget Revision
November 22, 2021

	Previous 1/28/21 Budget	Remove Connecting Bridges Alternate	Adjusted Previous 1/28/21 Budget	Current 11/22/21 Budget	Difference
Sitework	(b) (4)				
Building Excavation					
Support of Excavation					
Special Foundations					
Structure					
Exterior Skin Envelope					
Interior Skin Envelope					
Exterior Soffits					
Roofing & Waterproofing					
General Building Finishes					
Special Equipment					
Vertical Transportation					
Mechanical System					
Electrical System					
Builder's Risk Insurance					
General Liability Insurance					
General Conditions & Fee					
Construction Subtotal					
Cost per SF					
Gross Area (SF)					
Construction Contingency (3%)					
Construction Budget					
Tenant Improvements (\$46.74/sf) Allowance					
BSAC (\$35/sf) Allowance					
Total Construction Budget					

Budget Estimate Clarifications

November 22, 2021

(b) (4)

(b) (4)



Document List
November 22, 2021

Document	Current Version
Schematic Design Documents, prepared by HOK Includes: Volume 1 Volume 2 Warm Lit Shell	December 18, 2020
Design Guidelines and Outline Specifications, prepared by HOK	December 18, 2020

Floor Area Summary
November 22, 2021

	SQ 669						SQ 670					
	Office					Garage	Office				Garage	Total
Level	BOH, Core & Shaft	Lobby & Amenity	Atrium Connecting Bridge	Net Office Area	Office Total	B/G Garage & Loading	BOH, Core & Shaft	Lobby & Amenity	Net Office Area	Office Total	B/G Garage & Loading	Gross Area
P-2						(b) (4)						
P-1												
1st Floor	7,584	16,652		56,961								
2nd Floor	4,470			76,375								
3rd Floor	3,950			76,895								
4th Floor	3,950			76,895								
5th Floor	3,950			76,895								
6th Floor	3,950			76,895								
7th Floor	3,950			76,895								
8th Floor	3,950			76,895								
9th Floor	3,950			76,895								
10th Floor	3,950			76,895								
11th Floor	3,950			76,895								
Penthouse	6,330	9,295										
	53,934	25,947	0	825,391								
Totals	53,900	25,900	0	825,400								

SQ 669 Key Ratios

Number of Parking Spaces 445 spaces
Parking Efficiency 418 sf/space

SQ 670 Key Ratios

Number of Parking Spaces 121 spaces
Parking Efficiency 588 sf/space

Office Key Ratios

SQ 669 Core and Shaft Ratio 9%
SQ 670 Core and Shaft Ratio 11%

Number of Elevators 34 elevators
Office Elevator Ratio 37,491 sf/cab

Below Grade
Above Grade
Parking and Loading
Office

(b) (4)

Structural Area Summary
November 22, 2021

	SQ 669											SQ 670											
	Office						Garage					Office					Garage						
	Concrete Structure			Steel Structure			Concrete Structure					Concrete Structure					Concrete Structure						
Level	Slab on Grade	Supported Slab	Roof and Terrace Slab	Supported Slab - Atrium Bridge	Atrium Skylight	Total Structure	Slab on Grade	Supported Slab	Plaza & Arcade Slab	Total Structure	Slab on Grade	Supported Slab	Roof and Terrace	Exterior Balcony Slab	Total Structure	Slab on Grade	Supported Slab	Plaza & Arcade Slab	Total Structure	Total Structure			
P-2	(b) (4)																				(b) (4)		
P-1																							
1st Floor																							
2nd Floor																							
3rd Floor																							
4th Floor																							
5th Floor																							
6th Floor																							
7th Floor																							
8th Floor																							
9th Floor																							
10th Floor																							
11th Floor																							
Penthouse																							
Penthouse Roof																							
Totals																							

Sitework Detail Budget

November 22, 2021

	Unit	Quantity	Unit Price	Amount
SITEWORK				
Site Enablement				
Site Surface Demolition (LOD)				
Field Engineering, Certified Layout & Survey, Monitoring Existing Structures				
Temporary Traffic Control / Concrete Barriers				
Temporary Site Fencing				
Site Covered Walkway / Overhead Protection - NY Ave, N Capital, P St				
Protect Existing Trees along P Street				
Pavements				
Off-site Road Infrastructure Improvements				
Concrete Entry Drive Aprons				
Concrete Wheel Chair Ramp & Curb Cut				
Concrete Subslab / Underslab For Pavers				
Granite Curb & Brick Gutter				
Concrete Curb & Gutter				
Precast Road Pavers - O St and Promenade				
Repair Road - Asphalt Mill & Patch - NY Ave, N Capital, P St				
Scored Concrete Sidewalks				
Brick Pavers				
Precast Pavers				
Granite Belgium Blocks				
Granite Pavers at Building 1&2 Entrance				
Site Utilities				
Off-site Utility Infrastructure Improvements				
Electrical Vaults				
Electrical Vault Grates				
Telecommunications/Power Duct Bank To Building Allowance				
Site Utilities Allowance				
Relocate Existing Utility Line				
Temporary Utilities for Trailer Allowance				
Site Electrical				
Primary Electrical Service Conductor And Transformer				
Telecom Conductor And Fiber Optic Cable				
Temporary Power to Site Allowance				
Temporary Power Consumption Allowance				
Site Lighting Allowance				
Road Light Fixtures				

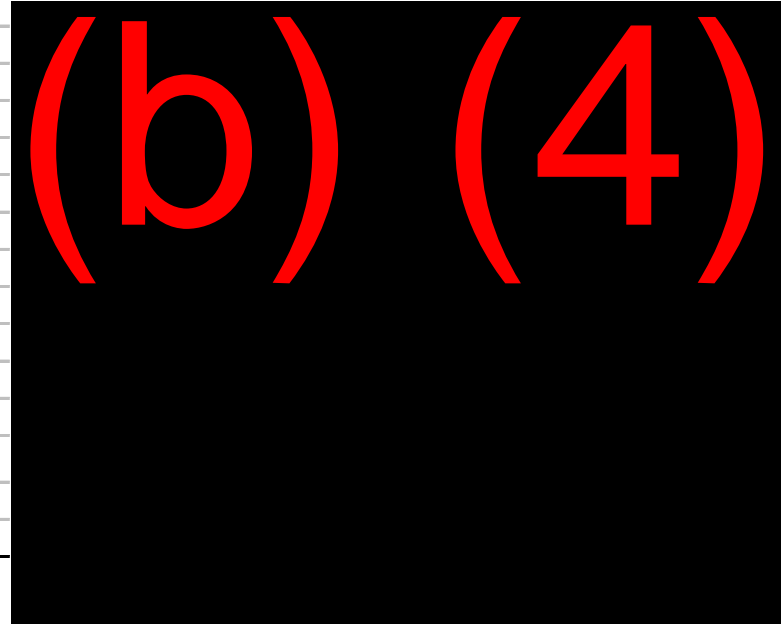
(b) (4)



Sitework Detail Budget

November 22, 2021

	Unit	Quantity	Unit Price	Amount
Site Improvements & Amenities				
Landscaping - Promenade Allowance				
Street Tree Pits				
Bike Racks				
Bollards				
Flag Pole				
Precast Benches				
Bioretention @ Street Trees				
Site Tree Grates				
Site Misc. Metals				
Site Signage - Code Compliant				
Site Monumental Sign				
Site Walls				
Site Planter Walls Allowance				
SITework TOTAL				
			USE	\$6,007,000



Building 1 & 2 Below Grade Parking

November 22, 2021

	Unit	Quantity	Unit Price	Amount
BUILDING EXCAVATION				
Abate Underground Fuel Oil Storage Tanks				
Abate Contaminated Soils				
Building Cut & Haul				
Foundation, Footing & Pit Excavation				
BUILDING EXCAVATION TOTAL				
			USE	\$2,359,000

SUPPORT OF EXCAVATION				
Sheeting & Shoring With Tiebacks - North, East, and West Sides				
Sheeting & Shoring With Internal Bracing (Rakers) - South Side				
Dewatering Systems & Water Wells				
Railroad Insurance Required By WMATA				
SUPPORT OF EXCAVATION TOTAL				
			USE	\$2,504,000

SPECIAL FOUNDATIONS				
Concrete Mat Foundation (4 ft. thick)				
SPECIAL FOUNDATIONS TOTAL				
			USE	\$6,323,000

STRUCTURE BELOW GRADE				
Topping Slab on Mat				
Concrete Foundation Wall				
Concrete Barrier & Interior Misc. Walls				
Concrete Shear Walls				
Concrete Supported Slab				

Building 1 & 2 Below Grade Parking

November 22, 2021

	Unit	Quantity	Unit Price	Amount
Concrete Plaza Slab	(b)	(4)		
Topping Slab at Ramp and Loading Dock				
Concrete CIP Stairs				
Concrete Misc. Fills, Curbs, Pads, etc.				
Concrete Dumpsters				
STRUCT. BELOW GRADE TOTAL				

USE \$5,441,000

ROOFING & WATERPROOFING

Waterproofing

Foundation Perimeter Drain Tile	(b)	(4)		
Underslab Drainage				
Horizontal Membrane Waterproofing (Preprufe)				
Vertical Membrane Waterproofing (Preprufe)				
Concrete Floor Sealer - Garage Parking Areas				
Traffic Bearing Waterproofing - Garage Entry Ramp and Loading Dock				
Hot Fluid Applied Waterproofing - Plaza Slab				

ROOFING & W.P. TOTAL

USE \$1,851,000

GENERAL BUILDING FINISHES

Partitions

Masonry CMU Partitions	(b)	(4)		
Gyp. Board Shaft Walls, Rated				

Parking Elevator Lobby Finishes

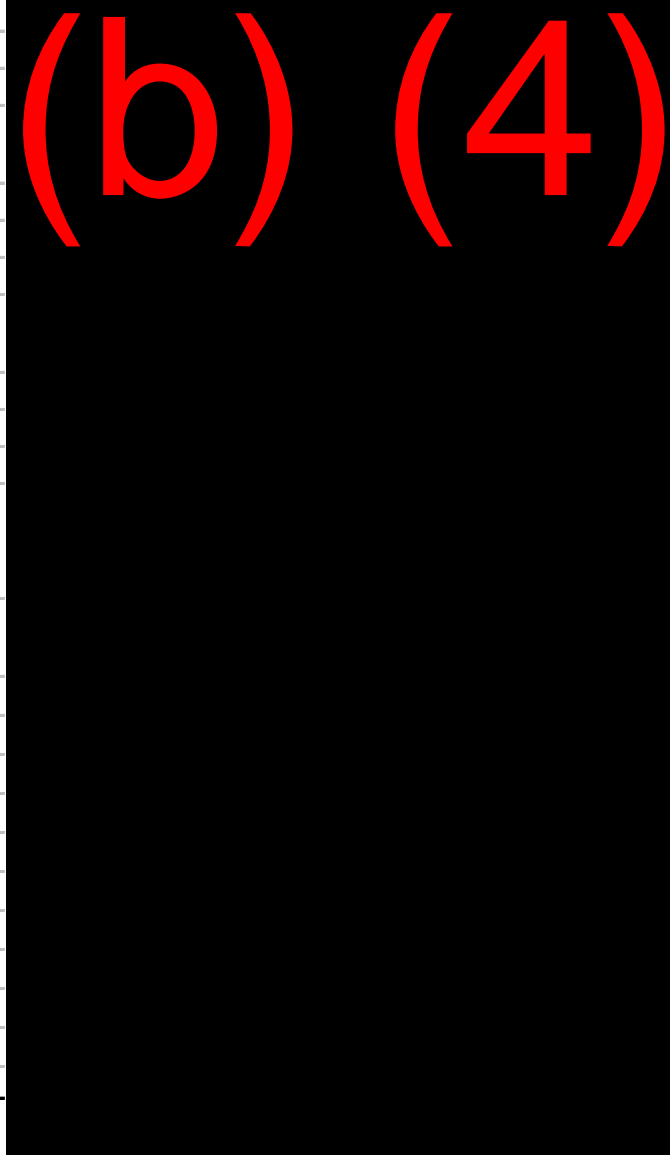
Tile Floor	(b)	(4)		
Tile Base				
Gyp. Board Ceilings - Flat				
Paint Gyp. Board Ceilings				
Wall Tiles				
Window Storefront				
Alum. frame/Glass entry door				



Building 1 & 2 Below Grade Parking

November 22, 2021

	Unit	Quantity	Unit Price	Amount
Remaining Garage Finishes				
Floor Finish				
Parking Space Markings				
Paint / Seal Concrete Floor				
Ceiling Finish				
Garage Plenum Ceilings - Gyp Board Ceiling - Under Occupied Space				
Paint Gyp. Board Ceiling				
Paint Exposed Structure / Ceiling				
Wall Finish				
Paint Gyp Board Walls				
Paint CMU Walls				
Paint Exposed Structure Walls & Columns				
Doors, Frames & Hardware				
Hollow Metal Doors, Frames & Hardware				
Specialties				
Ramp divider railings				
Stair Railings				
Identifying Devices - code compliance				
Fire Extinguishers & Cabinets				
Lockers				
Final Building Cleaning				
Temporary sheds, chutes, enclosures, dust control, protect existing				
Rough Carpentry				
Interior Caulking				
Interior Misc. Metals				
GEN. BUILD. FINISH TOTAL				USE \$1,954,000



Building 1 & 2 Below Grade Parking

November 22, 2021

	Unit	Quantity	Unit Price	Amount
SPECIAL EQUIPMENT				

Division 11 Equipment

Parking Equipment - Lift Gates
Waste Handling Equipment/Trash Compactor
Loading Dock Equipment

(b) (4)

SPECIAL EQUIPMENT TOTAL

USE

\$50,000

VERTICAL TRANSPORTATION

Passenger Elevator 200 FPM, 3,500 lb Capacity, 2/3/3
Elevator Cab Interior Finish Allowance

(b) (4)

VERTICAL TRANSPORT. TOTAL

USE

\$350,000

MECHANICAL SYSTEM

Parking Garage
Garage HVAC
Garage Plumbing
Garage Sprinklers

(b) (4)

MECHANICAL SYSTEM TOTAL

USE

\$1,443,000

ELECTRICAL SYSTEM

Parking Garage
Garage Electrical

(b) (4)

ELECTRICAL SYSTEM TOTAL

USE

\$1,024,000

Building 1 & 2 Office Building

November 22, 2021

	Unit	Quantity	Unit Price	Amount
STRUCTURE ABOVE GRADE				
Tower Concrete Structure				
Concrete Shear Walls				
Concrete Supported Slab - Ground Level Transfer				
Concrete Supported Slab				
Concrete Roof Slab				
Concrete Stairs				
Parapet Walls				
Auditorium Structure - Sunken Walls Allowance				
Structural Steel Fabrication & Erection - Transfer Girder at Auditorium				
Tons of Structural Steel				
Pounds Of Structural Steel Per Area				
Sprayed Fireproofing - Columns & Beams				
Steel Framing - ETFE Skylight				
Cooling Tower / MEP Equipment Support Steel				
Bridges Within Building 1 Atrium				
STRUCTURE TOTAL				

USE \$37,685,000

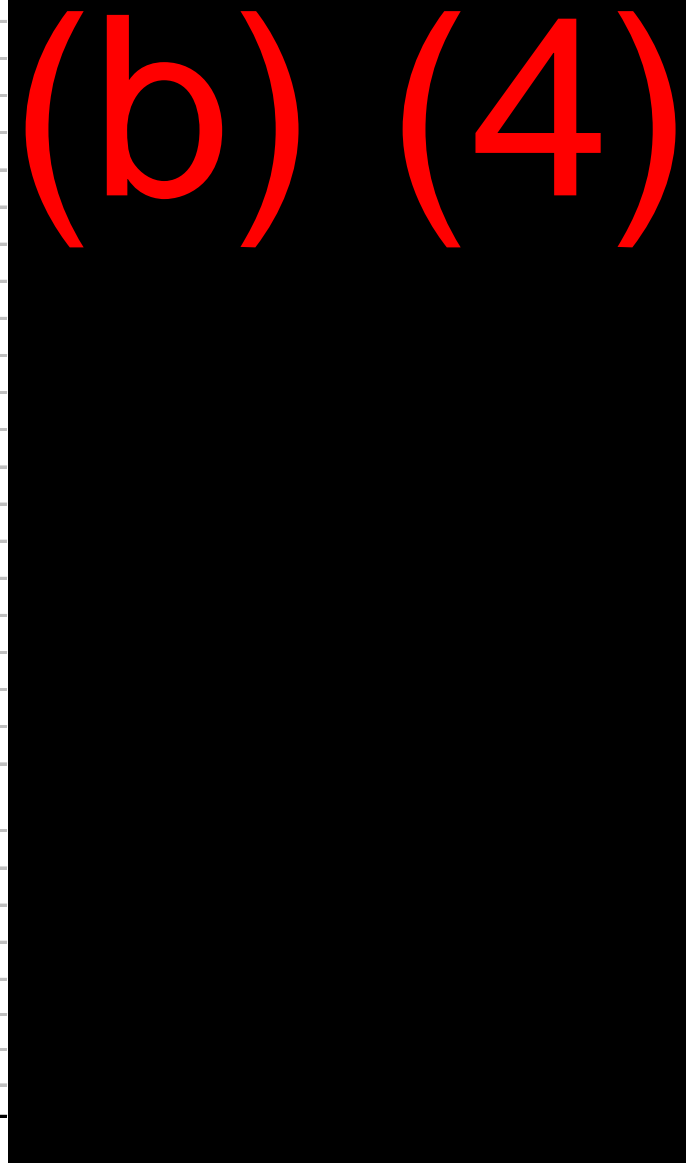
EXTERIOR SKIN ENVELOPE

Architectural Precast				
Precast				
Masonry and Stone				
Stone Cladding - Virginia Mist or Jet Mist				
CMU Backup at Stone / Masonry				
CMU at Loading Dock and Garage Entry Ramp				
Rainscreen Materials				
Metal Panels - Mechanical Screen Wall				
Metal Panel Framing - North and South Elevations				
Metal Panels - Cornice at Recessed Curtainwall				
Metal Panels - Aluminum Coping at 11th Floor Recessed Curtainwall				
Metal Panels - Interior Column Cap at Ribbon Window				
Metals and Railings				
Ornamental Metals - Fins at Ribbon Window				
Decorative Metal Grills				
Stainless Steel and Cable Guardrail System - Connecting Bridges				
Doors				
Hollow Metal Doors, Frames & Hardware - Exterior				
Coiling & Overhead Doors				
Glass Entry Door - Main Lobby Vestibule				
Alum. Frame/Glass Entry Door - Connecting Bridges				

Building 1 & 2 Office Building

November 22, 2021

	Unit	Quantity	Unit Price	Amount
Glass and Glazing				
Aluminum Frame Storefront - 1st Floor				
Ribbon Windows - East & West Elevation				
Curtain Wall & Spandrel - Connecting Bridges				
Curtain Wall & Spandrel - North & South Elevation				
Recessed Curtain Wall & Spandrel - North & South Elevation				
Curtain Wall - Main Entry				
Vestibule Structural Glazing - Main Entry				
Vestibule Glass Roof				
Exterior Wall Performance Mock-up & Off-Site Testing				
Exterior Wall Visual Mock-up				
Skylight - ETFE at Main Lobby				
Skylight - ETFE at Connecting Bridges				
Horizontal Aluminum Sunshades				
Vertical Aluminum Sunshades				
Backup and Miscellaneous				
Final Clean Glass and Alum.				
Exterior Wall Air Block & Weather Barrier - CMU & Metal Panels				
Perimeter Gyp. Board, Metal Stud & Insulation at Precast				
Perimeter Gyp. Board, Metal Stud & Insulation at CMU				
Perimeter Gyp. Board, Metal Stud & Insulation at Metal Panels				
Perimeter Gyp. Board, Metal Stud & Insulation at Curtainwall Spandrel Panel				
Louvers And Vents				
Entry Canopy				
Window Blind Pocket - Gyp. Board / Aluminum				
Exterior Building Signage - Tenant Monumental				
Exterior Wall Flashings				
Exterior Caulking				
Exterior Misc. Metals				
EXTERIOR SKIN ENVELOPE TOTAL				



USE \$30,395,000

Building 1 & 2 Office Building

November 22, 2021

	Unit	Quantity	Unit Price	Amount
INTERIOR SKIN ENVELOPE				
<u>Metals and Railings</u>				
Atrium Walkway Railings - Glass				
<u>Glass and Glazing</u>				
Aluminum Frame - Single Pane Interior Glass - Atrium				
Steel Supports for Atrium Glazing				
Interior Wall Mock-up & Off-Site Testing				
<u>Backup and Miscellaneous</u>				
Final Clean Glass and Alum.				
Interior Caulking				
Interior Misc. Metals				
INTERIOR SKIN ENVELOPE TOTAL				
			USE	\$831,000

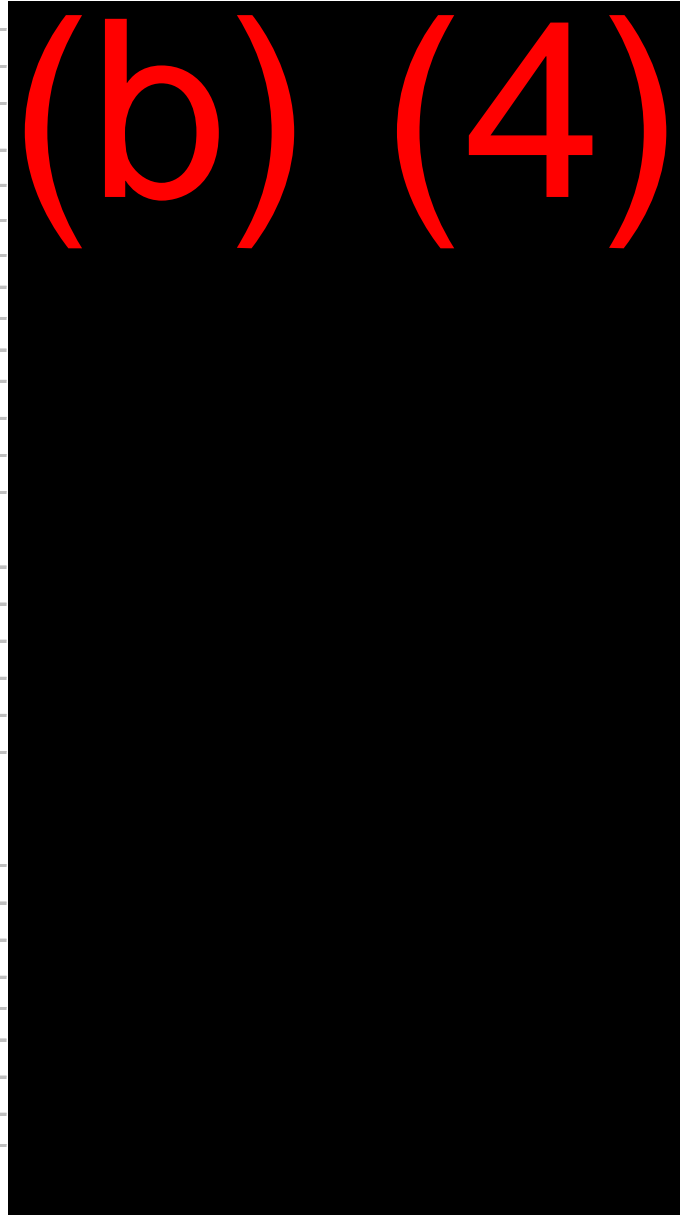
ROOFING & WATERPROOFING				
<u>Roofing</u>				
Hot Fluid Applied Roofing & Insulation				
Ballast Roof				
Extensive Green Roof				
Precast Roof Walk-way Paver				
Roofing Specialties				
Roof Window Washing Davits & Ties				
Precast Pavers - Connecting Bridges				
ROOFING & W.P. TOTAL				
			USE	\$3,945,000

GENERAL BUILDING FINISHES				
<u>Partitions</u>				
Masonry CMU Partitions - at Loading Dock				
Gyp. Board Shaft Walls				
Gyp. Board Demising Partitions				
Gyp. Board & Strip Furring				
Gyp. Board Interior Column Covers				

Building 1 & 2 Office Building

November 22, 2021

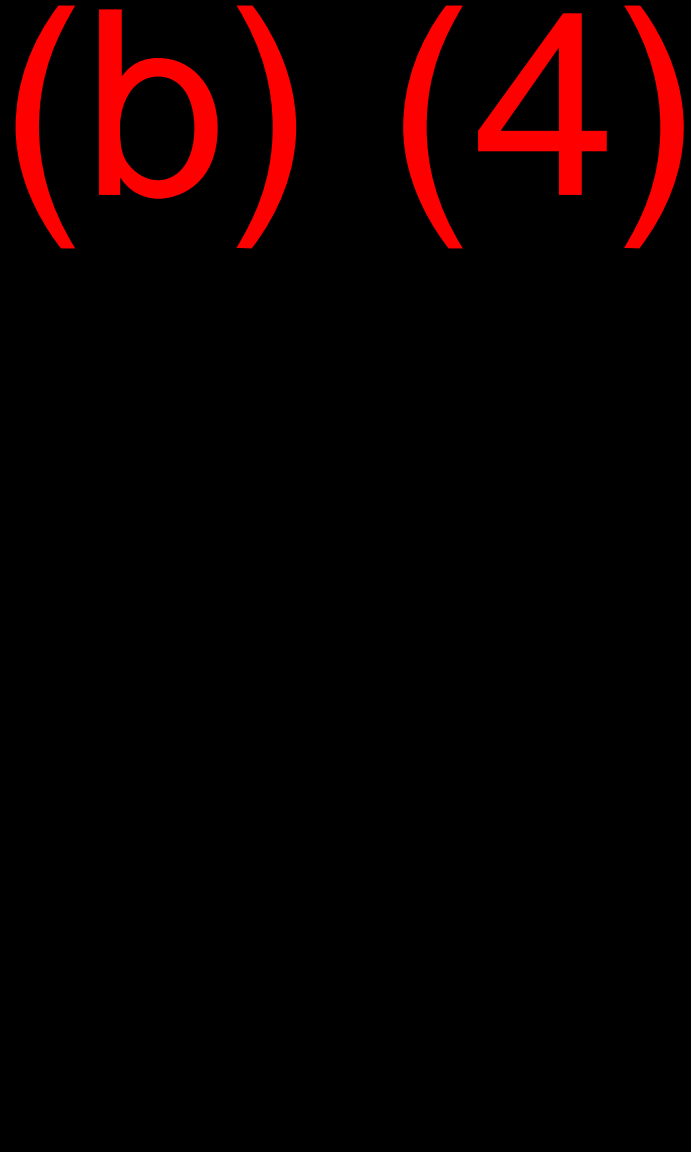
	Unit	Quantity	Unit Price	Amount
Main Lobby Finishes				
Floor Finish				
Terrazzo Flooring - Main Entry Lobby				
Entrance Recessed Mats - Vestibule				
Ceiling Finish				
Lobby Gyp. Board Ceilings				
Lobby Gyp Board Light Cove				
Paint Gyp. Board Ceilings				
Glass Panel Ceiling at Vestibule				
Wall finish				
Stone Wall Tile				
Metal Transom Panel above Garage Shuttle Elevator Doors				
Specialties				
Reception / Security Entry Desk Allowance				
Building Directory Allowance				
Level 1 Elevator Lobby Finishes				
Terrazzo Flooring - Main Entry Lobby				
Lobby Gyp. Board Ceilings				
Paint Gyp. Board Ceilings				
Stone Wall Tile				
Metal Transom Panel above Elevator Doors				
Level 1 Toilet Room Finishes				
Ceramic Tile Floor				
Ceramic Tile Base				
Marble Threshold				
Gyp. Board Ceilings - Flat				
Toiletroom Light Cove & Grill				
Paint Gyp. Board Ceilings				
Ceramic Tile Walls				
Stone Vanity Top				
Mirror Glass				
Connecting Bridges Finishes				
Tenant Improvements				
	ls			Exclude



Building 1 & 2 Office Building

November 22, 2021

	Unit	Quantity	Unit Price	Amount
Toilet Room Finishes				
Ceramic Tile Floor				
Ceramic Tile Base				
Marble Threshold				
Gyp. Board Ceilings - Flat				
Toiletroom Light Cove & Grill				
Paint Gyp. Board Ceilings				
Ceramic Tile Walls				
Stone Vanity Top				
Mirror Glass				
Doors, Frames & Hardware				
Hollow Metal Doors, Frames & Hardware				
Remaining Building Finishes				
Floor Finish				
Resilient / VCT Flooring				
Resilient Base				
Ceiling Finish				
Gyp. Board Ceilings - Core/Shaft				
Paint Gyp. Board Ceilings - Core/Shaft				
ACT Ceilings - Net Office				
Wall Finish				
Paint Gyp Board Walls				
Toilet Accessories				
Stainless Steel Toilet Partitions				
Urinal Screen				
Bathroom Accessory Package				
Janitor's Closet Items				



Building 1 & 2 Office Building

November 22, 2021

	Unit	Quantity	Unit Price	Amount
Specialties				
Stair Railings - Core				
Stair Railings - Atrium				
Identifying Devices - code compliance				
Fire Extinguishers & Cabinets				
Final Building Cleaning				
Manlift & Material Hoist For Construction				
Temporary Sheds, Chutes, Enclosures, Dust Control, Protect Existing				
Rough Carpentry				
Interior Caulking				
Interior Misc. Metals				
GEN. BUILD. FINISH TOTAL				USE \$17,343,000

SPECIAL EQUIPMENT				
Division 11 Equipment				
Window Washing Equipment & staging				
Audio-Visual Equipment				
Food Service Equipment				
Division 12 Furnishings				
Window Shades - Mecho Shades				
System Furniture				
Interior Landscaping				
Interior Planters				
SPECIAL EQUIPMENT TOTAL				USE \$690,000

VERTICAL TRANSPORTATION				
Passenger Elevator 350 FPM, 4,000 lb capacity, 18/11/11				
Passenger Elevator 350 FPM, 4,000 lb capacity, 2/12/12				
Service Elevator 350 FPM, 4,000 lb capacity, 1/14/14				
Elevator Cab Interior Finish Allowance				
Temporary Elevator Operator				
Elevator Cab Temporary Protection				
VERTICAL TRANSPORT. TOTAL				USE \$7,773,000

Building 1 & 2 Office Building

November 22, 2021

	Unit	Quantity	Unit Price	Amount
MECHANICAL SYSTEM				

Building Shell & Core

HVAC

Major Equipment (Cooling Tower, Chiller, Boiler, AHUs, Fans)
Sheetmetal (Riser, Horizontal Primary Duct Loop, Ductwork downstream of VAV/FPTU, RGD Installation)
Terminal Boxes (2-pipe & 2-pipe w/ electric reheat)
DDC controls
Fuel Oil Tank, Pump & Piping

Plumbing

Rainwater Filter System
Plumbing Fixtures
Sprinkler (Light Hazard) 1 Head per 225 sf

Building Tenant Improvements

MECHANICAL SYSTEM TOTAL

USE \$52,191,000

ELECTRICAL SYSTEM

Building Shell & Core

Electrical System
Power Distribution Equipment
Emergency Generator & Transfer Switch
Fire Alarm System
Lighting Fixtures - 2x4 LED, 1 per 80 sf
Audio / Visual Conduit / Infrastructure
Telecom Conduit / Infrastructure
Security Conduit / Infrastructure
Audio / Visual Wiring & Equipment
Telecom / Data Wiring & Equipment
Security System Wiring & Equipment
Site Lighting And Services

Building Tenant Improvements

ELECTRICAL SYSTEM TOTAL

USE \$27,204,000

Building 3 Below Grade Parking

November 22, 2021

	Unit	Quantity	Unit Price	Amount
BUILDING EXCAVATION				
Abate Underground Fuel Oil Storage Tanks	(b)	(4)		
Abate Contaminated Soils				
Building Cut & Haul				
Foundation, Footing & Pit Excavation				
BUILDING EXCAVATION TOTAL				
Budget Allocation to Building 3 Office				
Building Excavation Allocation				
			USE	\$523,000

SUPPORT OF EXCAVATION				
Sheeting & Shoring - Tiebacks at East and South Sides	(b)	(4)		
Sheeting & Shoring- Internal Bracing (Rakers) at North and West Sides				
Dewatering Systems & Water Wells				
Railroad Insurance Required By WMATA				
SUPPORT OF EXCAVATION TOTAL				
Budget Allocation to Building 3 Office				
Support of Excavation Allocation				
			USE	\$896,000

SPECIAL FOUNDATIONS				
Concrete Mat Foundation (4 ft. thick)	(b)	(4)		
SPECIAL FOUNDATIONS TOTAL				
			USE	\$2,433,000

STRUCTURE BELOW GRADE				
Topping Slab at Mat Slab	(b)	(4)		
Concrete Foundation Wall				
Concrete Barrier & Interior Misc. Walls				
Concrete Shear Walls				
Concrete Supported Slab				
Concrete Plaza Slab				
Topping Slab at Garage Entry Ramp and Loading Dock				

Building 3 Below Grade Parking

November 22, 2021

	Unit	Quantity	Unit Price	Amount
Concrete CIP Stairs	(b)	(4)		
Concrete Misc. Fills, Curbs, Pads, etc.				
Concrete Dumpsters				
STRUCT. BELOW GRADE TOTAL				
			USE	\$2,129,000

ROOFING & WATERPROOFING

Waterproofing

Foundation Perimeter Drain Tile	(b)	(4)	
Underslab Drainage			
Horizontal Membrane Waterproofing (Preprufe)			
Vertical Membrane Waterproofing (Preprufe)			
Concrete Floor Sealer - Garage Parking Areas			
Traffic Bearing Waterproofing - Garage Entry Ramp and Loading Dock			
Horizontal Membrane Waterproofing - Plaza Slab			
ROOFING & W.P. TOTAL			
		USE	\$663,000

GENERAL BUILDING FINISHES

Partitions

Masonry CMU Partitions	(b)	(4)		
Gyp. Board Shaft Walls				
Parking Lobby Finishes				
Tile Floor				
Tile Base				
Gyp. Board Ceilings - Flat				
Paint Gyp. Board Ceilings	(b)	(4)		
Wall Tiles				
Window storefront				
Alum. frame/Glass entry door				



Building 3 Below Grade Parking

November 22, 2021

	Unit	Quantity	Unit Price	Amount
Remaining Garage Finishes				
Floor Finish				
Parking Space Markings				
Paint / Seal Concrete Floor				
Ceiling Finish				
Garage Plenum Ceilings - Gyp Board Ceiling - Under Occupied Space				
Paint Gyp. Board Ceiling				
Paint Exposed Structure / Ceiling				
Wall Finish				
Paint Gyp Board Walls				
Paint CMU Walls				
Paint Exposed Structure Walls & Columns				
Doors, Frames & Hardware				
Hollow Metal Doors, Frames & Hardware				
Specialties				
Ramp divider railings				
Stair Railings				
Identifying Devices - code compliance				
Fire Extinguishers & Cabinets				
Lockers				
Final Building Cleaning				
Temporary sheds, chutes, enclosures, dust control, protect existing				
Rough Carpentry				
Interior Caulking				
Interior Misc. Metals				
GEN. BUILD. FINISH TOTAL				
			USE	\$934,000

(b) (4)



Building 3 Below Grade Parking

November 22, 2021

	Unit	Quantity	Unit Price	Amount
SPECIAL EQUIPMENT				

Division 11 Equipment

Parking Equipment - Lift Gates Allowance
Waste Handling Equipment/Trash Compactor
Loading Dock Equipment

(b) (4)

SPECIAL EQUIPMENT TOTAL

USE \$50,000

VERTICAL TRANSPORTATION

Passenger Elevator 200 FPM, 3,500 lb capacity, 2/3/3
Elevator Cab Interior Finish Allowance

(b) (4)

VERTICAL TRANSPORT. TOTAL

USE \$350,000

MECHANICAL SYSTEM

Parking Garage
Garage Ventilation
Garage Drainage
Garage Sprinklers

(b) (4)

MECHANICAL SYSTEM TOTAL

USE \$552,000

ELECTRICAL SYSTEM

Parking Garage
Garage Electrical

(b) (4)

ELECTRICAL SYSTEM TOTAL

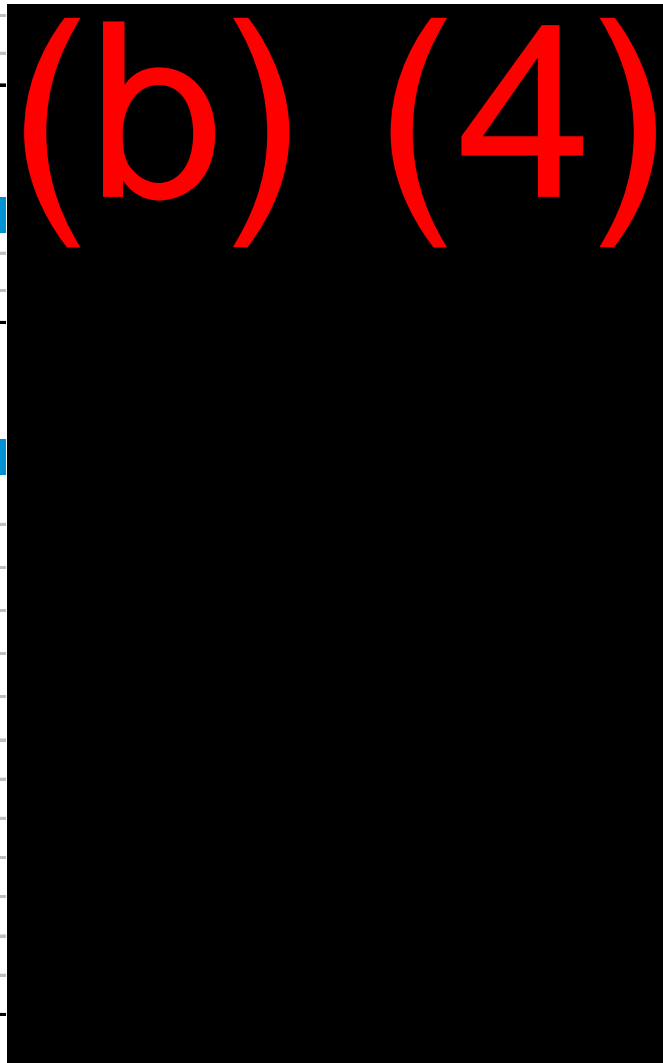
USE \$392,000



Building 3 Office Building

November 22, 2021

	Unit	Quantity	Unit Price	Amount
BUILDING EXCAVATION				
Allocation from Building 3 Below Grade				
BUILDING EXCAVATION TOTAL				
SUPPORT OF EXCAVATION				
Allocation from Building 3 Below Grade				
SUPPORT OF EXCAVATION TOTAL				
STRUCTURE ABOVE GRADE				
Tower Concrete Structure				
Concrete Foundation Wall				
Concrete Shear Walls				
Concrete Supported Slab - Ground Level Transfer				
Concrete Supported Slab				
Concrete Roof Slab				
Concrete Balcony Slab				
Concrete Stairs				
Parapet Walls				
Cooling Tower / MEP Equipment Support Steel				
Connecting Bridges Between Buildings 1 and 3				
STRUCTURE TOTAL				



USE \$15,456,000

Building 3 Office Building

November 22, 2021

	Unit	Quantity	Unit Price	Amount
EXTERIOR SKIN ENVELOPE				
<u>Architectural Precast</u>				
Precast				
<u>Masonry and Stone</u>				
Face Brick Veneer				
CMU Backup at Stone / Masonry				
CMU at Loading Dock and Garage Entry Ramp				
<u>Rainscreen Materials</u>				
Metal Panels - Mechanical Screen Wall				
Metal Panels - Metal Framing				
Metal Panels - West Elevation along Balconies				
Metal Panels - Cornice at Recessed Curtainwall				
Metal Panels - Aluminum Coping at 11th Floor Recessed Curtainwall				
Metal Panels - Interior Column Cap at Ribbon Window				
<u>Metals and Railings</u>				
Ornamental Metals - Fins at Ribbon Window				
Decorative Metal Grills				
Terrace Railings - Glass - Penthouse				
Balcony Railings - Glass				
Stainless Steel and Cable Guardrail System - Connecting Bridges				
<u>Doors</u>				
Hollow Metal Doors, Frames & Hardware - Exterior				
Coiling & Overhead Doors				
Glass Entry Door - Main Lobby Vestibule				
Alum. Frame/Glass Entry Door - Penthouse Terrace				
Alum. Frame/Glass Entry Door - Connecting Bridges				
<u>Glass and Glazing</u>				
Aluminum Frame Storefront - 1st Floor				
Aluminum Frame Storefront - Penthouse				
Ribbon Windows - East & West Elevation				
Curtain Wall & Spandrel - Connecting Bridges				
Curtain Wall & Spandrel - North & South Elevation				
Recessed Curtain Wall & Spandrel - North & South Elevation				
Vestibule Structural Glazing - Main Entry				
Vestibule Glass Roof				
Exterior Wall Performance Mock-up & Off-Site Testing				
Exterior Wall Visual Mock-up				
Horizontal Aluminum Sunshades (18")				
Vertical Aluminum Sunshades (12")				

(b) (4)

Building 3 Office Building

November 22, 2021

	Unit	Quantity	Unit Price	Amount
Backup and Miscellaneous				
Final Clean Glass and Alum.				
Exterior Wall Air Block & Weather Barrier - CMU & Metal Panel				
Perimeter Gyp. Board, Metal Stud & Insulation - Metal Panels				
Perimeter Gyp. Board, Metal Stud & Insulation at CMU				
Perimeter Gyp. Board, Metal Stud & Insulation - Curtain Wall Metal Panels				
Penthouse Trellis				
Louvers And Vents				
Entry Canopy				
Window Blind Pocket - Gyp. Board / Aluminum				
Exterior Building Signage - Tenant Monumental				
Exterior Wall Flashings				
Exterior Caulking				
Exterior Misc. Metals				
EXTERIOR SKIN ENVELOPE TOTAL				
			USE	\$16,399,000

ROOFING & WATERPROOFING				
Roofing				
Vertical Benonite Waterproofing				
Hot Fluid Applied Roofing & Insulation				
Ballast				
Extensive Green Roof				
Precast Roof Walk-way Paver				
Decorative Precast Paver at PH Outdoor Seating				
Roofing Specialties				
Roof Window Washing Davits & Ties				
Precast Pavers - Connecting Bridges				
ROOFING & W.P. TOTAL				
			USE	\$1,843,000

Building 3 Office Building

November 22, 2021

	Unit	Quantity	Unit Price	Amount
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GENERAL BUILDING FINISHES

Partitions

Masonry CMU Partitions - At Loading Dock
Gyp. Board Shaft Walls
Gyp. Board Demising Partitions
Gyp. Board & Strip Furring
Gyp. Board Interior Column Covers

Main Lobby Finishes

Floor Finish

Terrazzo Flooring - Main Entry Lobby
Entrance Recessed Mats

Ceiling Finish

Lobby Gyp. Board Ceilings
Lobby Gyp Board Light Cove
Paint Gyp. Board Ceilings
Glass Panel Ceiling at Vestibule

Wall finish

Stone Wall Tile
Metal Transom Panel above Garage Shuttle Elevator Doors

Specialties

Reception / Security Entry Desk Allowance
Building Directory Allowance

Level 1 Elevator Lobby Finishes

Terrazzo Flooring - Main Entry Lobby
Lobby Gyp. Board Ceilings
Paint Gyp. Board Ceilings
Stone Wall Tile
Metal Transom Panel above Elevator Doors

Connecting Bridges Finishes

Tenant Improvements



Building 3 Office Building

November 22, 2021

	Unit	Quantity	Unit Price	Amount
Toilet Room Finishes				
Ceramic Tile Floor				
Ceramic Tile Base				
Marble Threshold				
Gyp. Board Ceilings - Flat				
Toiletroom Light Cove & Grill				
Paint Gyp. Board Ceilings				
Ceramic Tile Walls				
Stone Vanity Top				
Mirror Glass				
Remaining Building Finishes				
Floor Finish				
Resilient / VCT Flooring				
Resilient Base				
Ceiling Finish				
Gyp. Board Ceilings - Core/Shaft				
Paint Gyp. Board Ceilings - Core/Shaft				
ACT Ceilings - Net Office				
Wall Finish				
Paint Gyp Board Walls				
Doors, Frames & Hardware				
Hollow Metal Doors, Frames & Hardware				
Toilet Accessories				
Stainless Steel Toilet Partitions				
Urinal Screen				
Bathroom Accessory Package				
Janitor's Closet Items				

(b) (4)

Building 3 Office Building

November 22, 2021

	Unit	Quantity	Unit Price	Amount
Specialties				
Stair Railings - Core				
Identifying Devices - code compliance				
Fire Extinguishers & Cabinets				
Final Building Cleaning				
Manlift & Material Hoist For Construction				
Temporary Sheds, Chutes, Enclosures, Dust Control, Protect Existing				
Rough Carpentry				
Interior Caulking				
Interior Misc. Metals				
GEN. BUILD. FINISH TOTAL				
			USE	\$7,920,000

SPECIAL EQUIPMENT				
Division 11 Equipment				
Window Washing Equipment & staging				
Audio-Visual Equipment				
Food Service Equipment				
Division 12 Furnishings				
Window Shades - Mecho Shades				
System Furniture				
Interior Landscaping				
Interior Planters				
SPECIAL EQUIPMENT TOTAL				
			USE	\$426,000

VERTICAL TRANSPORTATION				
Passenger Elevator 350 FPM, 4,000 lb capacity, 6/11/11				
Passenger Elevator 350 FPM, 4,000 lb capacity, 2/12/12				
Service Elevator 350 FPM, 5,000 lb capacity, 1/14/14				
Elevator Cab Interior Finish Allowance				
Temporary Elevator Operator				
Elevator Cab Temporary Protection				
VERTICAL TRANSPORT. TOTAL				
			USE	\$3,473,000

Building 3 Office Building

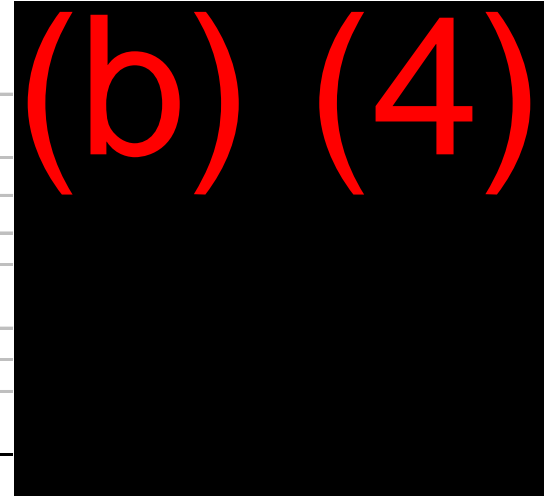
November 22, 2021

	Unit	Quantity	Unit Price	Amount
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MECHANICAL SYSTEM

Building Shell & Core

HVAC	sf
Major Equipment (Cooling Tower, Chiller, Boiler, AHUs, Fans)	ls
Sheetmetal (Riser, Horizontal Primary Duct Loop, Ductwork downstream of VAV/FPTU, RGD Installation)	ls
Terminal Boxes (2-pipe & 2-pipe w/ electric reheat)	ls
DDC controls	ls
Fuel Oil Tank, Pump & Piping	ls
Plumbing	sf
Rainwater Filter System	ls
Plumbing Fixtures	ls
Sprinkler (Light Hazard) 1 Head per 225 sf	sf
Building Tenant Improvements	sf
MECHANICAL SYSTEM TOTAL	sf

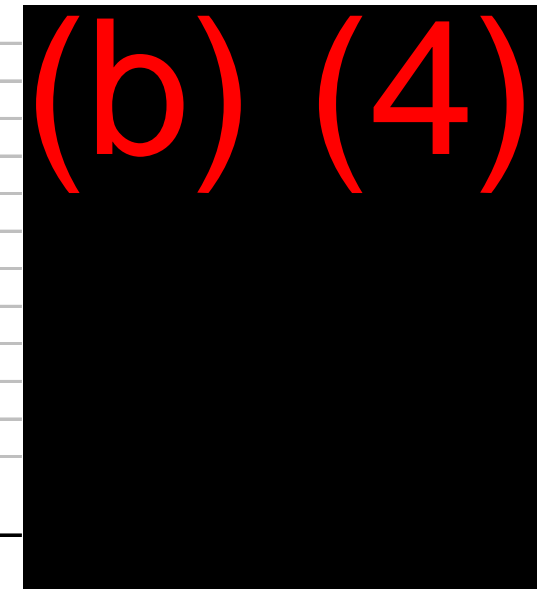


USE \$21,296,000

ELECTRICAL SYSTEM

Building Shell & Core

Electrical System	sf
Power Distribution Equipment	ls
Emergency Generator & Transfer Switch	ls
Fire Alarm System	ls
Lighting Fixtures - 2x4 LED, 1 per 80 sf	ls
Audio / Visual Conduit / Infrastructure	ls
Telecom Conduit / Infrastructure	ls
Security Conduit / Infrastructure	ls
Audio / Visual Wiring & Equipment	sf
Telecom / Data Wiring & Equipment	sf
Security System Wiring & Equipment	ls
Site Lighting And Services	ls
Building Tenant Improvements	sf
ELECTRICAL SYSTEM TOTAL	sf



USE \$11,100,000